

**PART I - SECTION C**  
**SCOPE OF WORK**

Contractor shall furnish all personnel, equipment, tools, materials, supervision, and services necessary to perform elevator maintenance service at the Federal Aviation Administration, Air Traffic Control Tower, 1106 Aviation Boulevard, Hapeville, GA 30354.

**1. Scope.** It is the purpose of this specification that the elevators identified in the contract be properly maintained such that at the end of the contract period it will be substantially in the same condition with respect to performance, cleanliness, safety, wear, and appearance as at the beginning of the contract period.

**2. Maintenance Requirements.** The contractor shall make regular and systematic monthly examinations and adjustments to maintain the efficiency, safety, speed, and operating characteristics as originally designed and installed by the manufacturer(s) of the equipment, including acceleration, deceleration, contract speed with or without full load, floor to floor time, door opening and closing time, and leveling accuracy.

The contractor shall make minor repairs to or replace the small operating parts of the elevator system at no additional cost to the Government. Small parts shall be considered as those having a cost of fifty dollars or less in the quantity normally used to repair or replace a specific component, e.g., one coil for a relay; a set of contacts and carbons. Replacement of major parts, e.g., the controllers, pump motors, machines, bearings, coils, gears, rewinding of motors, renewal of worm and gear combinations, and generators shall be provided to the Government at the lowest price available. For any such parts, which are customarily supplied by the contractor, such price to the Government under this contract shall not exceed the contractor's current list price less Government discount. The labor and installation of major parts shall be accomplished under the provisions of this contract at no additional cost to the Government.

In the event certain repairs or adjustments are specified in the reports following any of the elevator inspections (by others), such repairs or adjustments shall be accomplished by the contractor under the terms and limits delineated in the preceding paragraph.

Should it be determined during the servicing of the equipment that replacement of major parts is required, such shall be reported to the Contracting Officer for approval prior to proceeding with the contemplated work.

**a. Traction Elevators.**

(1) The contractor shall regularly and in accordance with the time intervals in the original manufacturer's requirements and in ANSI A17.1 and A17.2, systematically examine, clean, lubricate, adjust and, when conditions warrant, repair or replace the following, using genuine original manufacturer's parts or equal:

Elevator Machines, Motor Generators or Solid-State Motor Drives, Controllers, Selectors, Dispatcher and Relay Panels, Machine Brakes, and parts thereof, including::

Hoisting Motors  
Selector Motors  
Worms and Gears  
Bearings  
Rotating Elements  
Brake Magnet Coils  
Brushes Shoes, Linings and Pins  
Windings and Coils  
Contacts and Relays  
Resistors and Transformers

### Solid-State Devices

- (2) The contractor shall keep guide rails properly lubricated except where roller guides are used.
- (3) The contractor shall replace guide shoe gibs or rollers, when conditions warrant, to provide smooth and quiet operation.
- (4) The contractor shall repair or replace control cables, when conditions warrant.
- (5) The contractor shall furnish lubricants compounded to original manufacturer's specifications.
- (6) The contractor shall relamp signals, as required, during the course of regular examinations.
- (7) The contractor shall keep the exterior of the machinery, and other parts of the equipment subject to rust, properly painted and presentable at all times. The motor windings and controller coils are to be periodically treated with proper insulating compound.
- (8) The contractor shall periodically examine, clean, lubricate, adjust and, when conditions warrants, repair or replace the following safety devices:

Interlocks and Door Closers  
Buffers  
Overspeed Governors, Car and Counter Weight Safeties  
Limit, Landing and Slowdown Switches  
Door Protective Devices  
Alarm Bells

- (9) The contractor shall periodically clean equalize the tension in all hoisting ropes, and shall replace all wire ropes and fastenings when conditions warrant.
- (10) The contractor shall examine and, when conditions warrant, regroove or replace all sheaves and sheave assemblies, including drive sheaves and governor tension compensating sheaves.
- (11) The contractor shall periodically examine, lubricate, adjust, when conditions warrant, repair or replace the following accessory equipment:

Car and Corridor Operating Stations  
Car and Corridor Hangers and Tracks  
Door Operating Devices  
Door Gibs  
Car Fan

- (12) The contractor shall periodically clean elevator hatch equipment, including rails, inductors, hatch door hangers and tracks, relating devices, switches, buffers and car tops.
- (13) The contractor shall periodically dismantle brake plunger assembly, examine, replace worn parts, clean, lubricate, reassemble and adjust as required for proper operation.
- (14) The contractor assumes no maintenance responsibility for the following items which are not included under this specification:

Hoistway Panels, Door Hinges, Frames, Gates and Sills



Cabs and Cab Flooring  
Cab Doors, Gates and Removable Cab Panels  
Cab Mirrors and Handrails  
Power Switches, Fuses and Feeders to Controllers  
Light Fixtures and Lamps  
Cover Plates for Signal Fixtures and Operating Stations  
Smoke Detectors  
Cleaning of Cab Interiors and Exposed Sills

**3. Test Requirements.** The contractor shall test all safety devices, governors, and other equipment at regular intervals, as required by Rule 1002.1 through 1002.3f and 1005.1 through 1005.4 inclusive of the latest edition of the SAFETY CODE FOR ELEVATORS AND ESCALATORS, Publication ANSI 17.1. Any defect noted shall be corrected as soon as practicable. If inspection reveals unsafe operational conditions, the elevator shall be locked out of service. After completing the one-year, three year, or five-year inspection and test requirements, the contractor will furnish a letter to the Contracting Officer certifying that these have been completed and reporting the results. Metal tags and seals will be attached as required by the above rules.

**4. Spare Parts.** The contractor must be able to provide spare parts for repair of each unit. Materials or parts to be used must be original manufacturer's renewal parts or equal. A list of attainable replacement parts, by part number, shall be furnished if requested by the FAA prior to award of the contract. The contractor shall maintain an up-to-date inventory of commonly replaced spare parts by part numbers.

a. The following replacements are to be stocked on each job or be available in service van or truck for each type of elevator covered by these specifications:

- (1) Coils, minimum of one (1) for each type relay or contacts used.
- (2) Contacts; minimum of three (3) of each type used.
- (3) Motor brushes; minimum of one (1) set of each type used.
- (4) Supply of lubricants and hydraulic oil for each requirement.
- (5) Supply of fuses.
- (6) Interlock rollers and contacts; minimum of two (2) of each type.
- (7) Car and hoistway door hanger rollers; minimum of two (2) of each type.
- (8) Car and hoistway door gibs; minimum of one (1) set of each type.
- (9) Car and hoistway door closer parts (springs, spirators, etc.).
- (10) Door operator belts, chains and brushes.
- (11) Door operator drive blocks, clutch rollers and fingers; minimum of one (1) set of each type.
- (12) Photo electric tubes; minimum of one (1) of each type.
- (13) Landing switch equipment and magnetic inductors; minimum of one (1) of each type.
- (14) Solid-state timers and printed circuit regulator boards; minimum of one (1) of each type.
- (15) Safety edge pivot arm assembly and switch; minimum of one (1) of each type.

- (16) Signal fixture lamps; minimum of five (5) of each type.
- (17) Selector cams and contact assemblies; minimum of one (1) of each type.
- (18) Brake contact; minimum of one (1) of each type.
- (19) Normal renewal parts peculiar to equipment covered by this specification.

b. The following parts shall be available within 2 hours:

- (1) Supply of selector tapes to handle highest rise.
- (2) Roller guides and gibs for car and counterweight.
- (3) Car door electric eye photo cell replacement units.
- (4) Complete car door safety edge.
- (5) Transformers and rectifiers for all controller power supplies.
- (6) Door operator motors of each type used.
- (7) Door operator gear reduction units of each type used.
- (8) Controller and selector coils of each type used.
- (9) Car and hall buttons with contacts of each type used.
- (10) Replacement relays of each type used.
- (11) Selector drive motor.

c. The following replacement parts shall be available within 24 hours:

- (1) Rotating electrical elements of each type and size used.
- (2) Stators of each type and size used.
- (3) AC motors of each type and size used.
- (4) Line contactors of each type and size used.

**5. Records.** The contractor shall maintain a complete, orderly and chronological file including drawings, parts lists, specifications and copies of all reports as required by these specifications. A record of all callbacks and repairs shall be kept by the contractor indicating any difficulty experienced and the corrective measures taken to eliminate these difficulties. This file shall be available for inspection, and a copy shall be forwarded to the FAA immediately upon request.

**6. Hours of Service.** All maintenance and services provided for herein shall be performed by qualified elevator service personnel directly employed and supervised by the contractor. Except for emergency services, all work shall be performed during normal duty hours of the facility served.

The contractor shall be subject to call by the representative of the Government at any hour of the day or night. Contractor shall respond to emergency calls by arriving on site within two hours or time scheduled, fully prepared to deal with the emergency.

Should FAA request that examinations, cleaning, lubrication, adjustments, repairs, replacements or emergency callback service be performed during other than regular working hours of regular working days, FAA will not incur any travel expenses and compensate contractor for travel time.

**7. Conditions of Service.** FAA will provide contractor with full access to the equipment to render service thereon.

The contractor has the responsibility to make those replacements, adjustments and repairs required under this specification which are necessary due to ordinary wear and tear. The contractor is not obligated to make adjustments, repairs or replacements necessitated by accidents, vandalism, or misuse of the equipment.

When new or additional tests are required and when new devices or equipment become mandatory, the contractor will be directed by the FAA to perform the tests or install the equipment at a price to be negotiated between the FAA and the contractor.

**8. Inspection.** The Government may, ~~from time to time~~, make reasonable inspections of the services to be performed under this contract. The contractor, without additional charge, shall provide all reasonable equipment and assistance for the safety and convenience of the Government Inspectors in the performance of their duties. Any inspection by the Government does not relieve the contractor from any responsibility regarding defects or other failures to meet the contract requirement. Defective work shall be satisfactorily corrected without delay.

**9. Contractor Responsibility.** The contractor shall be responsible for any damage to the Government buildings or private property while rendering the services. At no time shall the service operations interfere with the operations of the FAA facility. All service operations will be coordinated with the FAA facility staff.

**10. Safety Regulations.** The contractor shall comply with all safety regulations as set forth in FAA Order 3900.19A, Occupational Safety and Health, dated 7/82, copies of which may be obtained through normal distribution channels.

**11. Codes and Ordinances.** All work performed by the contractor shall conform to all local building codes and ordinances, and to the applicable portions of the National Electrical Code and to the Safety Code for Elevators and Escalators ANSI/ASME A17.1, latest issue